

FORSYTH CO., NC 261 FEE: \$ 14.00  
 PRESENTED & RECORDED: 05/24/2002 4:54PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: ROLESP  
 STATE OF NC REAL ESTATE EXT: \$ 188.00  
 BK2255 P1333 - P1333  
*P. Roles*

Tax Block 6288, Lots 040, 059, 060, and 061 Parcel Identifier No. \_\_\_\_\_  
 Mail after recording to: Grantee, 1314 Ashley Square, Winston-Salem, NC 27103  
 Mail future tax bills to: Grantee

This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

Deed stamps: \$188.00

### FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 23<sup>rd</sup> day of May, 2002, by and between

GRANTOR

GRANTEE

**ISENHOOR & HUBBARD, INC.,**  
 A North Carolina Corporation

**V. SALEM DEVELOPMENT CORP.**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Winston Township, Forsyth County, North Carolina**, and more particularly described as follows:

**BEING KNOWN AND DESIGNATED** as Lot(s) 40, 59, 60, and 61, as shown on the map of **HARWICK PLACE**, which map is recorded in Plat Book 38, Pages 103 and 104, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

**SUBJECT TO** the Declaration of Covenants, Conditions and Restrictions recorded in Book 1865, Page 1607, in the Office of the Register of Deeds of Forsyth County, NC, as the same may be amended and supplemented, which are incorporated herein by reference, which provide by way of illustration and not by way of limitation, for obligation to pay assessments and the effect of nonpayment thereof; limitations on the use of lots and common areas; obligation of members to submit plans for construction and subsequent exterior changes; and membership in the Harwick/Bridgeport Homeowners' Association, Inc., and the rules and regulations adopted from time to time by the Board of Directors, which may further restrict use.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of Directors, the day and year first above written.

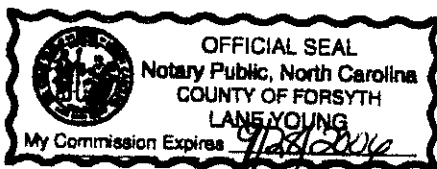
**ISENHOOR & HUBBARD, INC.**

By: *Lewis E. Hubbard*

LEWIS E. HUBBARD, Vice President

SEAL/STAMP

NORTH CAROLINA - FORSYTH COUNTY



I, LANE YOUNG, a Notary Public of Forsyth County, North Carolina, certify that LEWIS E. HUBBARD personally came before me this day and acknowledged that he is Vice President of **ISENHOOR & HUBBARD, INC.**, a corporation, and that he, as Vice President, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official seal, this 23<sup>rd</sup> day of May, 2002.

My Commission Expires: 9/28/2006

*Lane Young*  
 Notary Public

The foregoing certificate of LANE YOUNG, NOTARY PUBLIC, FORSYTH COUNTY, NORTH CAROLINA is certified to be correct at the date of recordation shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

By: *Kene Wood*

Deputy/Assistant